



Real Estate  
Developments



COMING SOON



RETAIL UNITS  
AVAILABLE

EVER @ Mattson

6507 25 Avenue SW, Edmonton



**Future  
Retail & Professional  
2026 est.**



# EVER @ Mattson

6507 25 Avenue SW, Edmonton

## No Frills Anchored Retail Complex

EVER @ Mattson will serve as a destination for the developing neighbourhood of Mattson and the adjacent neighbourhoods of Summerside, The Orchards, and Walker Lakes. The centre will provide convenient goods and services for residents with a No Frills anchoring the centre and multiple retail and professional opportunities.

- Corner exposure and access on both 66th Street and the future 25th Avenue SW
- Site is in a rapidly growing residential area with multiple new and proposed low-medium density neighbourhoods currently under development
- Shadow anchored by a CO-OP Grocery store and Gas Bar
- Minutes away from Ellerslie Road and 91st Street
- Access to the QEII via 41st Avenue SW
- 10 minutes to Beaumont; 20 minutes to Leduc



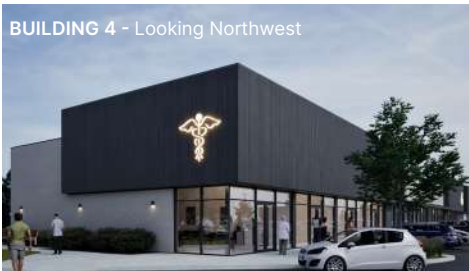
FULL SITE - Looking Southwest



BUILDING 3 - Looking South



BUILDINGS 7&8 - Looking Northwest



BUILDING 4 - Looking Northwest



BUILDING 9 - Looking West

## Demographics (2019)



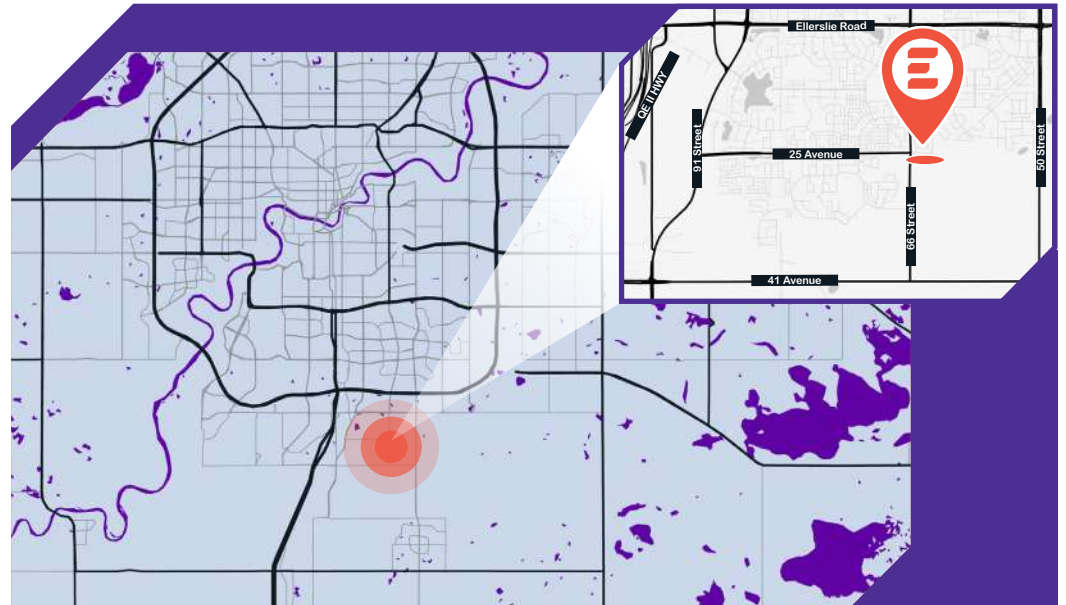
### POPULATION

1 KM	3 KM	5 KM
15,792	48,469	81,597



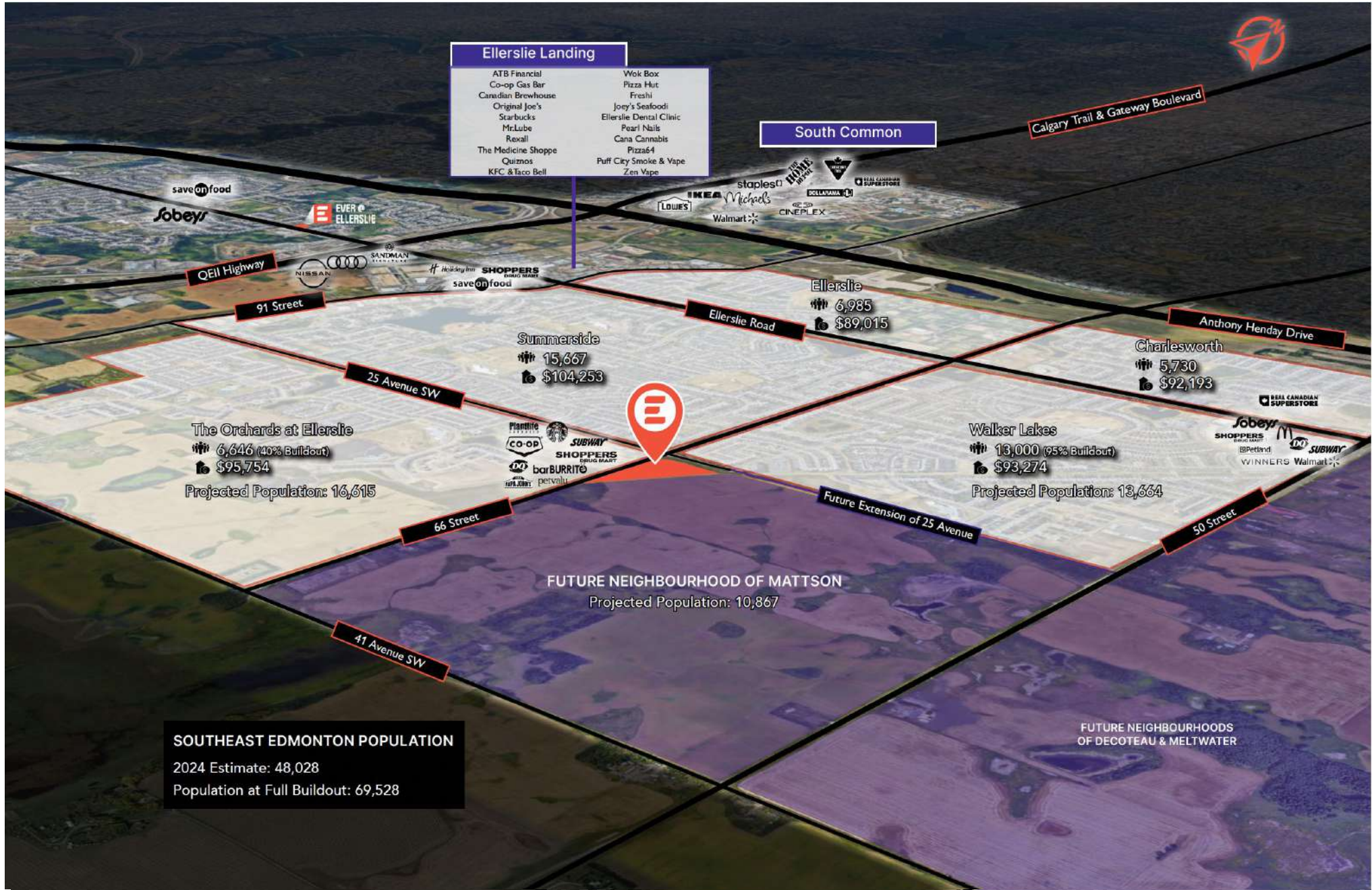
### AVERAGE INCOME

1 KM	3 KM	5 KM
\$122,590	\$125,403	\$118,950



Please note this development is currently in the design phase and plans are subject to change. Site plan and renderings are for discussion purposes only. Renderings may not reflect most current iteration of site plan presented.

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**AVAILABILITY**  
2026 (est.)

**ZONING**  
CG - General Commercial

**PARKING**  
325 +/- Paved Surface Stalls (est.)

**LEASE RATE**  
Market

**DEVELOPMENT SIZE**  
81,896 SF +/-

**LAND AREA**  
8.54 acres +/-

FOR LEASE    PENDING    FULLY RESERVED

**Building 1 - Grocery**

101    NO FRILLS    28,000 SF ±

**Building 2 - Medical**

101 - 104    MEDICAL CLINIC &  
PHARMACY    4,633 SF ±

105 - 109    MEDICAL IMAGING    5,326 SF ±

**Building 3 - Athletic Services**

101    SWIM SCHOOL    4,994 SF ±

**Building 4 - Medical/Wellness**

101 - 103    DENTAL CLINIC    3,488 SF ±

104 - 105    OPTICAL CLINIC    2,324 SF ±

106    1,135 SF ±

107    1,135 SF ±

108    PENDING    1,134 SF ±

109    NAIL SALON    1,136 SF ±

110/111    PHYSIOTHERAPY    1,816 SF ±

**Building 5 - Drive-Thru**

101    GANESH SWEETS    2,889 SF ±

**Building 6 - Child Care Service**

101    DAYCARE    6,161 SF ±

**Building 7 - Retail and Drive-Thru**

101    2,541 SF ±

102    1,740 SF ±

103    723 SF ±

**Building 8 - Retail and Drive-Thru**

101    2,571 SF ±

102    1,426 SF ±

103    BARBER    724 SF ±

**Building 9 - Gas Station, C-Store, Retail**

101    GAS STATION    2,036 SF ±

CAR WASH    1,023 SF ±

102    LIQUOR STORE    1,695 SF ±



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Please note that development plans are subject to change and unit sizes will be confirmed at time of possession.

**Sign Up  
Newsletter**

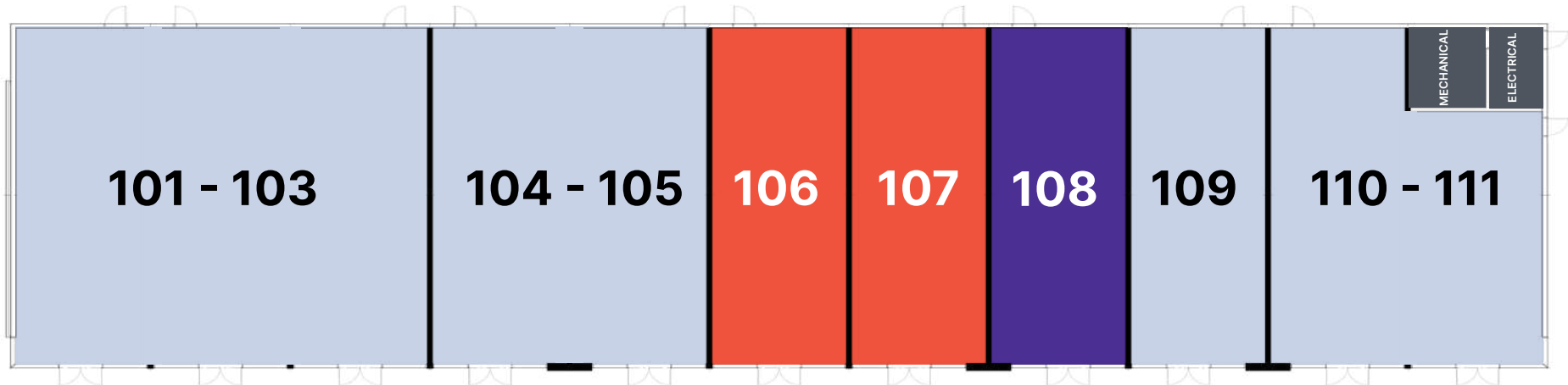
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## BUILDING 4 - RETAIL & PROFESSIONAL

■ FOR LEASE 
 ■ PENDING 
 ■ LEASED

25 Ave SW



Front

### BUILDING 4

#### Single Storey CRUs

<b>101 - 103</b>	DENTAL CLINIC	3,488 SF ±
<b>104 - 105</b>	OPTICAL CLINIC	2,324 SF ±
<b>106</b>	1,135 SF ±	
<b>107</b>	1,135 SF ±	
<b>108</b>	PENDING	1,134 SF ±
<b>109</b>	NAIL SALON	1,136 SF ±
<b>110 - 111</b>	PHYSIOTHERAPY	1,816 SF ±

### HIGHLIGHTS

- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW

Contiguous options available. Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for details and turn-key solutions.

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## BUILDING 7 - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL



### BUILDING 7

#### Drive-Thru & Retail

<b>101</b>	2,541 SF ±
<b>102</b>	1,740 SF ±
<b>103</b>	723 SF ±

### HIGHLIGHTS

- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW

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## BUILDING 8 - DRIVE-THRU ENDCAP, RETAIL & PROFESSIONAL



### BUILDING 8

*Drive-Thru & Retail*

<b>101</b>	2,571 SF ±	
<b>102</b>	1,426 SF ±	
<b>103</b>	BARBER	724 SF ±

### HIGHLIGHTS

- Endcap Drive-Thru opportunity (unit 101)
- Near access point from 25th Avenue SW
- Pylon signs with exposure to 66th Street and 25th Avenue SW
- Patio space opportunities
- Frontage on 25th Avenue SW